



POPULAR

**TWO STORY
HOMES**



IXONIA LUMBER CO.

Phone Watertown 3382-W

IXONIA, WISCONSIN

CARE-64
300

POPULAR TWO STORY **H O M E S**



The home designs in this book contain the latest developments in modern architecture, as a study of the floor plans proves. Yet none of the charm that has been their heritage over the years has been sacrificed.

These home plans represent the combined architectural skill of many specialists in small home design. All of the factors which have a bearing upon today's selection of a home design have been given full consideration. The three most important of them are: attractiveness, economy, and efficiency or practicality.

There has never been devised a short cut or rule-of-thumb method for determining any of these factors in architecture. The home design of your choice must not only be entirely satisfactory for your individual requirements, but it must also be in keeping with the other homes of your community.

Efficiency and economy in the construction of these homes are achieved by:

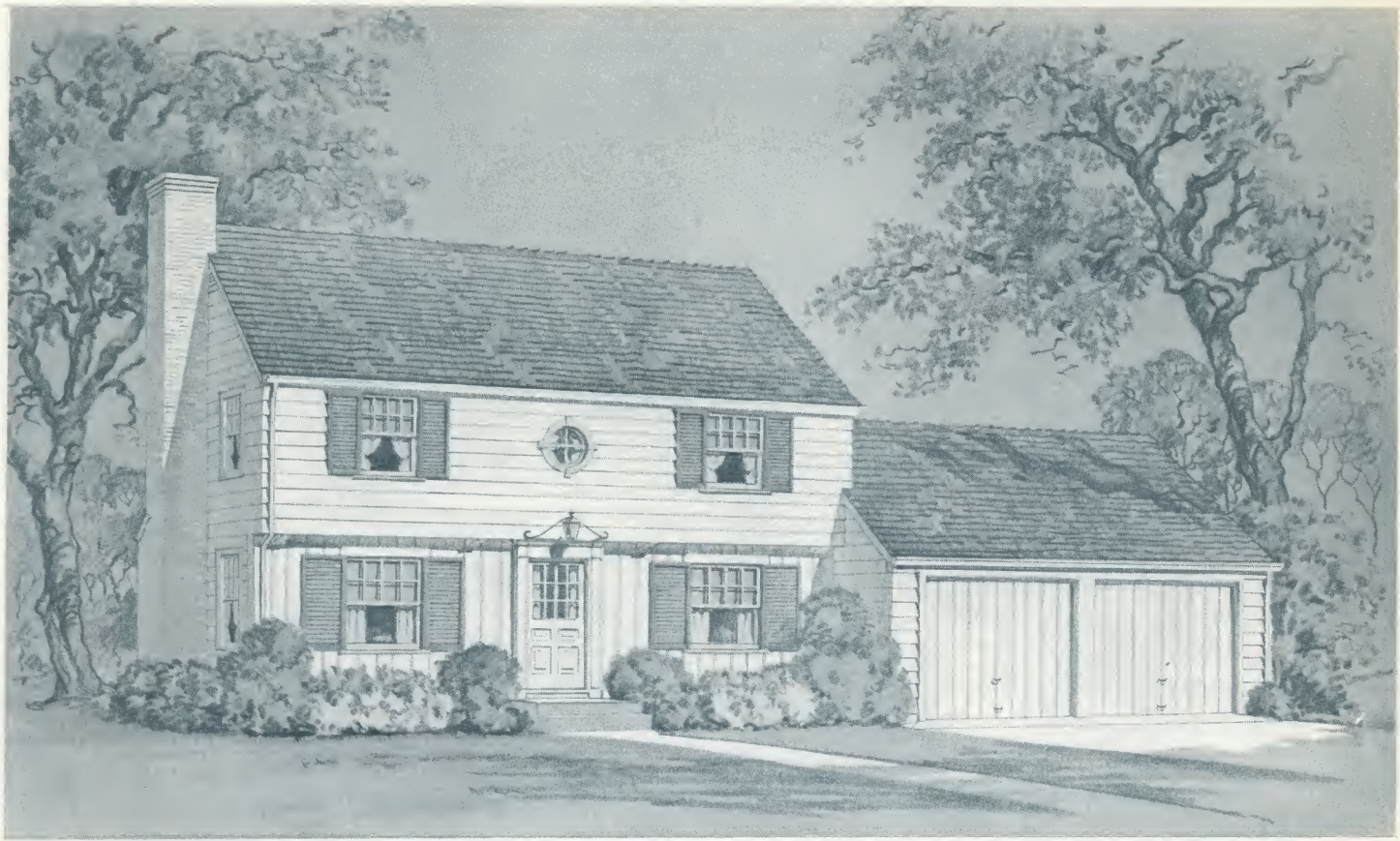
- 1**
- 2**
- 3**

Efficient engineering of the plans for use of stock lumber sizes and standardized materials and equipment.

Dimensioning of plans for use of framing lumber in even lengths, thereby minimizing waste of material and labor.

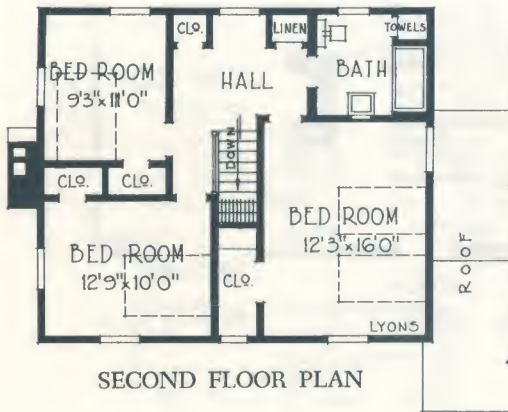
Engineering for the use of modular millwork and other modular coordinated products.

Our experience in home construction, knowledge of materials, trade conditions, and finance are at your disposal at all times. Please feel free to come in and discuss any phase of home building with us, for we welcome such discussions, and you have our absolute assurance that they will entail no obligation on your part.



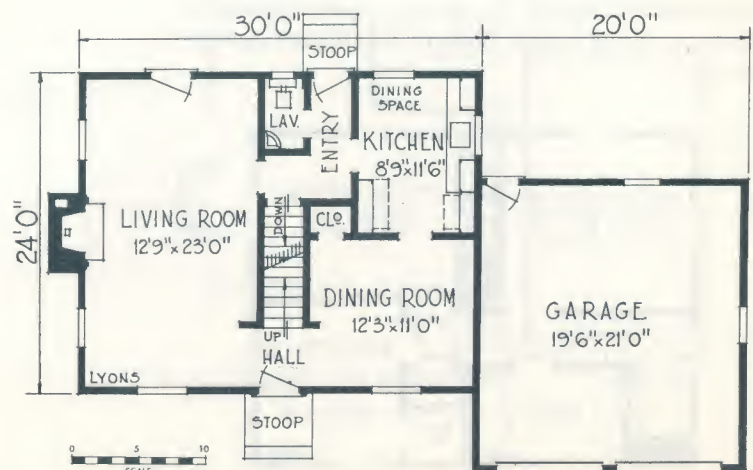
• DATA: House 19,500 cu. ft., Garage 5,280 cu. ft. Living Area 1,470 sq. ft., Garage 440 sq. ft.

THE LYONS



The garrison type overhang of the second floor not only adds to the appearance but provides additional floor space.

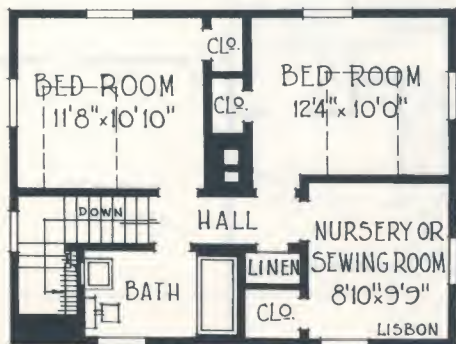
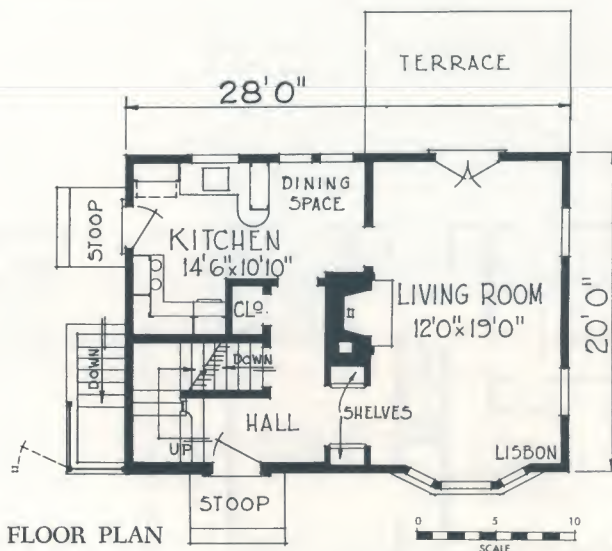
Symmetry and economy are basic features of this home design. A dining space is provided in the kitchen in addition to the full dining room, and the first floor powder room is accessible from either the living room or kitchen or the rear entrance. There is a large bath upstairs, a linen closet and plenty of closet space.



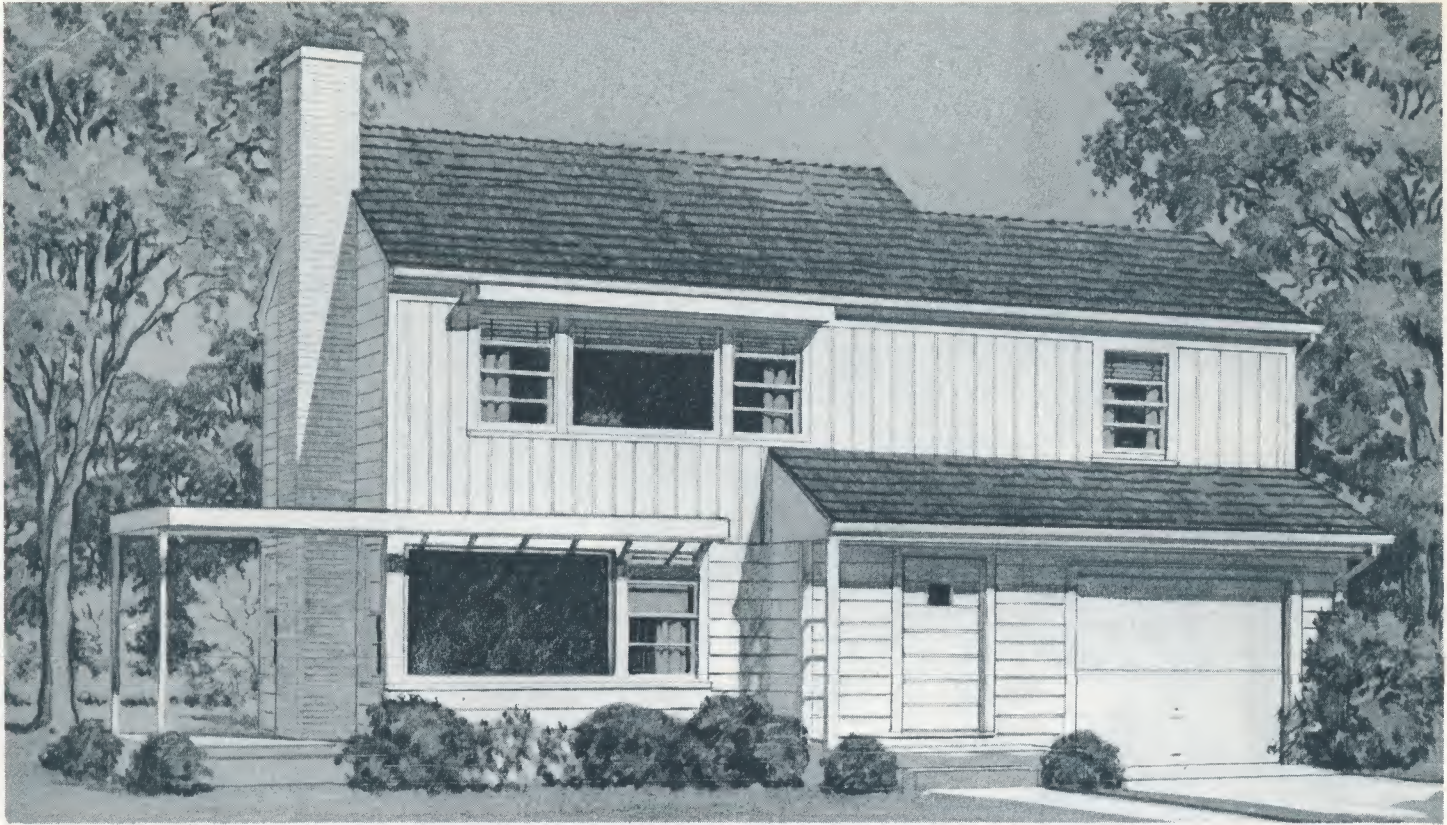


THE LISBON

A combination of horizontal and vertical siding is employed here to achieve a very unusual and attractive exterior effect. This is a conventional Northeastern Colonial home with the overhanging or garrison type of front wall. The unusually large front bay window is particularly beautiful and effective. Note the large landscaped terrace, which is accessible through the French doors at the rear of the living room, and the large natural fireplace. The dining space in the kitchen is set apart from it by a modern and efficient rounded counter.



- DATA: House 15,280 cu ft. Living Area 1,161 sq. ft.



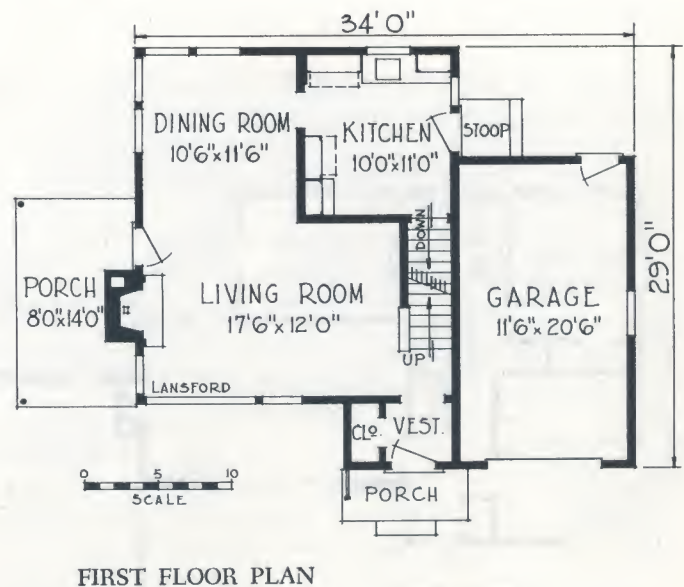
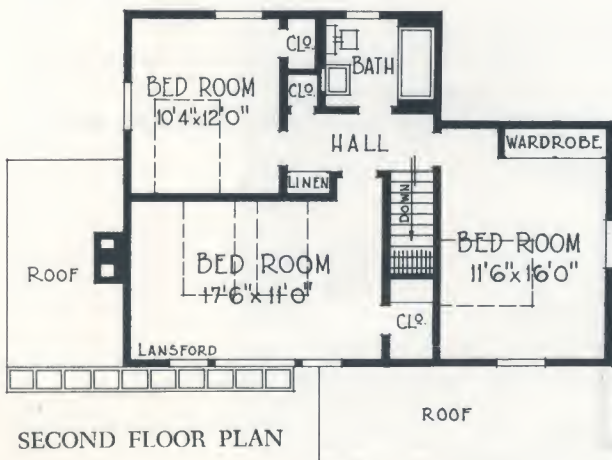
Blueprints are available for every house design in this plan book. Inquire at our office.

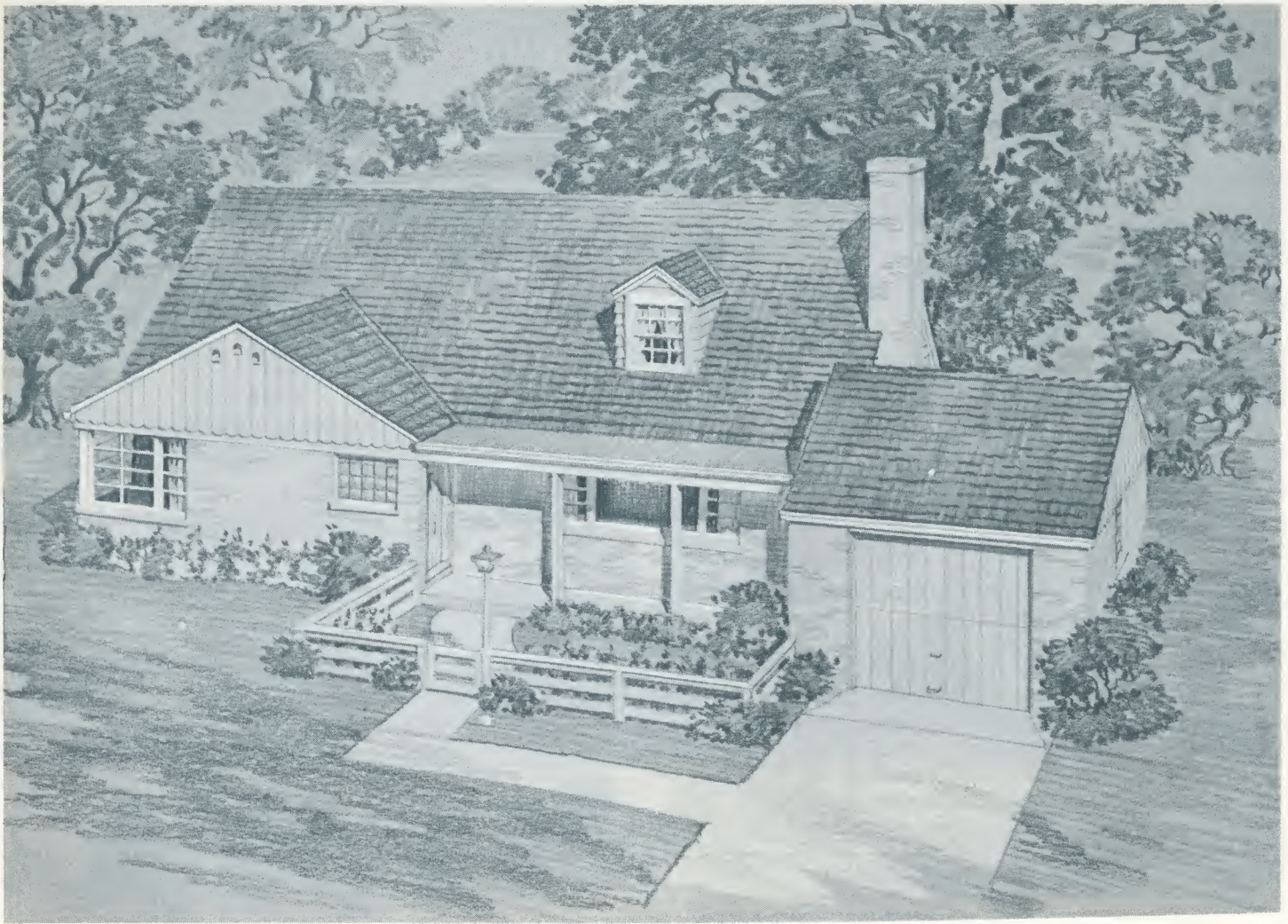
THE LANSFORD

This home design is a masterpiece in contemporary architecture. It is a complete six-room home with living room, dining room and kitchen on the first floor, and three bedrooms and bath on the second.

The living room has a natural fireplace and a large view window. The four windows in the dining room are grouped together, giving a cheerful solarium effect.

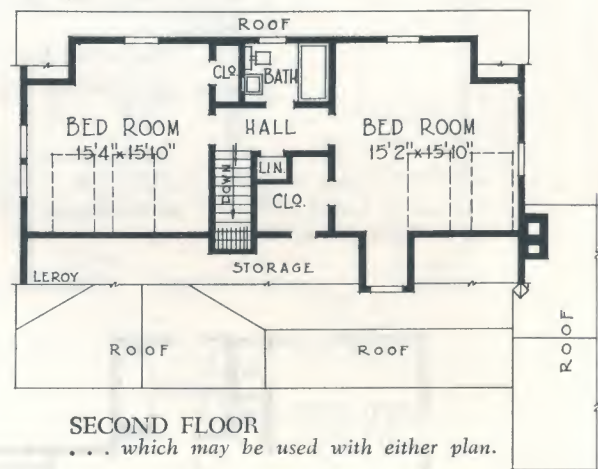
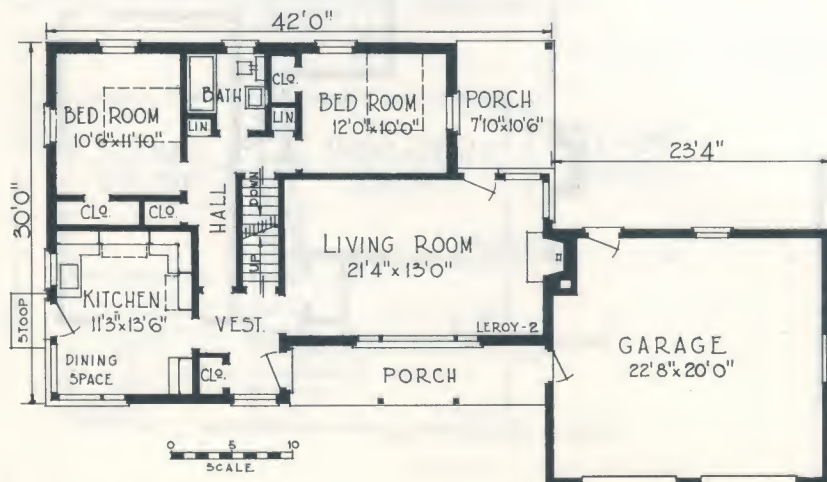
• DATA: House & Garage 20,110 cu. ft., Porch 532 cu. ft. Living Area 1318 sq. ft., Garage 258 sq. ft., Porch 112 sq. ft.





See us for blueprint plans of all homes illustrated in this book. Plans are available either as shown or in reverse position.

PLAN 2, WITH A TWO-CAR GARAGE

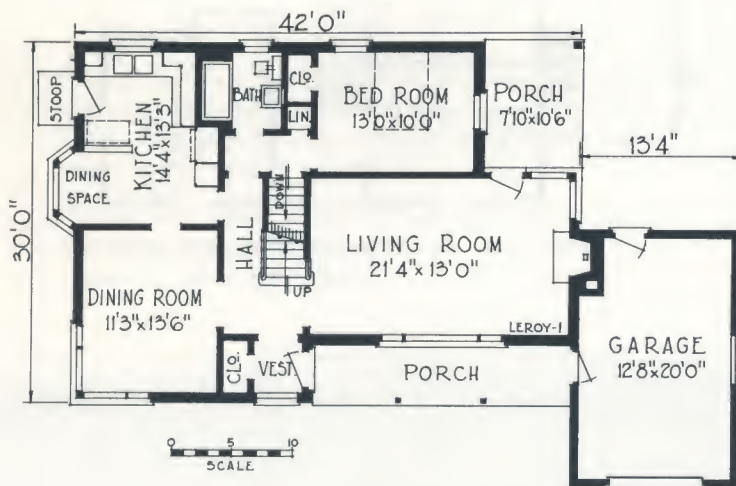


SECOND FLOOR

... which may be used with either plan.

This modern Colonial home may be either one or two story in size, and it is designed for both a one car and two car garage. The exterior illustrated at the left shows a one car garage and the illustration below shows the same home designed with provision for housing two cars.

The first floor plan for the home shown in the main illustration provides for one bedroom, a full dining room, and a dining space. Plan 2 offers two bedrooms on the first floor, one of them replacing the dining room shown in Plan 1. The plan of the second floor may be used with either Plan 1 or Plan 2 and it may be built at the same time as the rest of the home or added later.



PLAN 1, WITH A ONE-CAR GARAGE

• DATA: One Story House 25,470 cu. ft., One-and-One-Half Story House 27,110 cu. ft., One-Car Garage 2,990 cu. ft., Two-Car Garage 5,120 cu. ft. Living Area of 1st Floor 1,080 sq. ft., Living Area of 2nd Floor 706 sq. ft., Area of Porches 189 sq. ft. One-Car Garage 299 sq. ft., Two-Car Garage 512 sq. ft.

FRONT ELEVATION, WITH TWO-CAR GARAGE

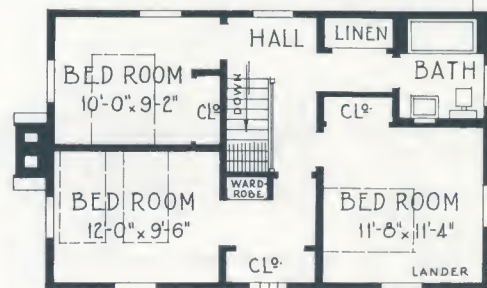
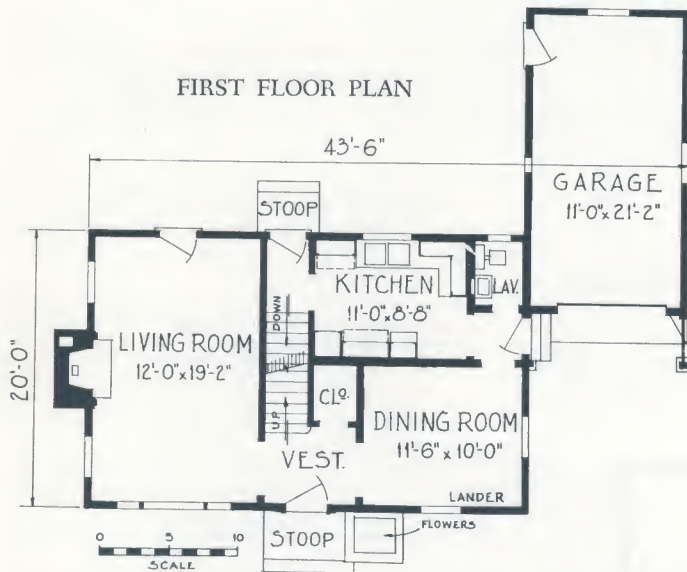


THE LANDER

• DATA: House 16,853 cu. ft., Garage 2508 cu. ft., Living area 1280 sq. ft., Garage 264 sq. ft.,

A combination of modified Colonial architecture and modern characteristics are pleasingly presented in this 6 room 2 story home. The exterior is basically of frame construction with judicious use of lannon stone and glass block providing pleasing contrast. The first floor has a large living room with a natural fireplace and a large picture or view window at the front. There is a powder room on the first floor and a full bath on the second.

Many other home designs are available at our office. Come in and see them.

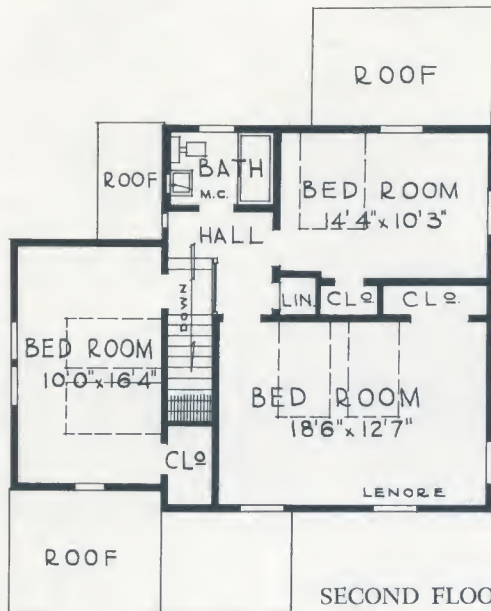


SECOND FLOOR PLAN



THE

LENORE - C



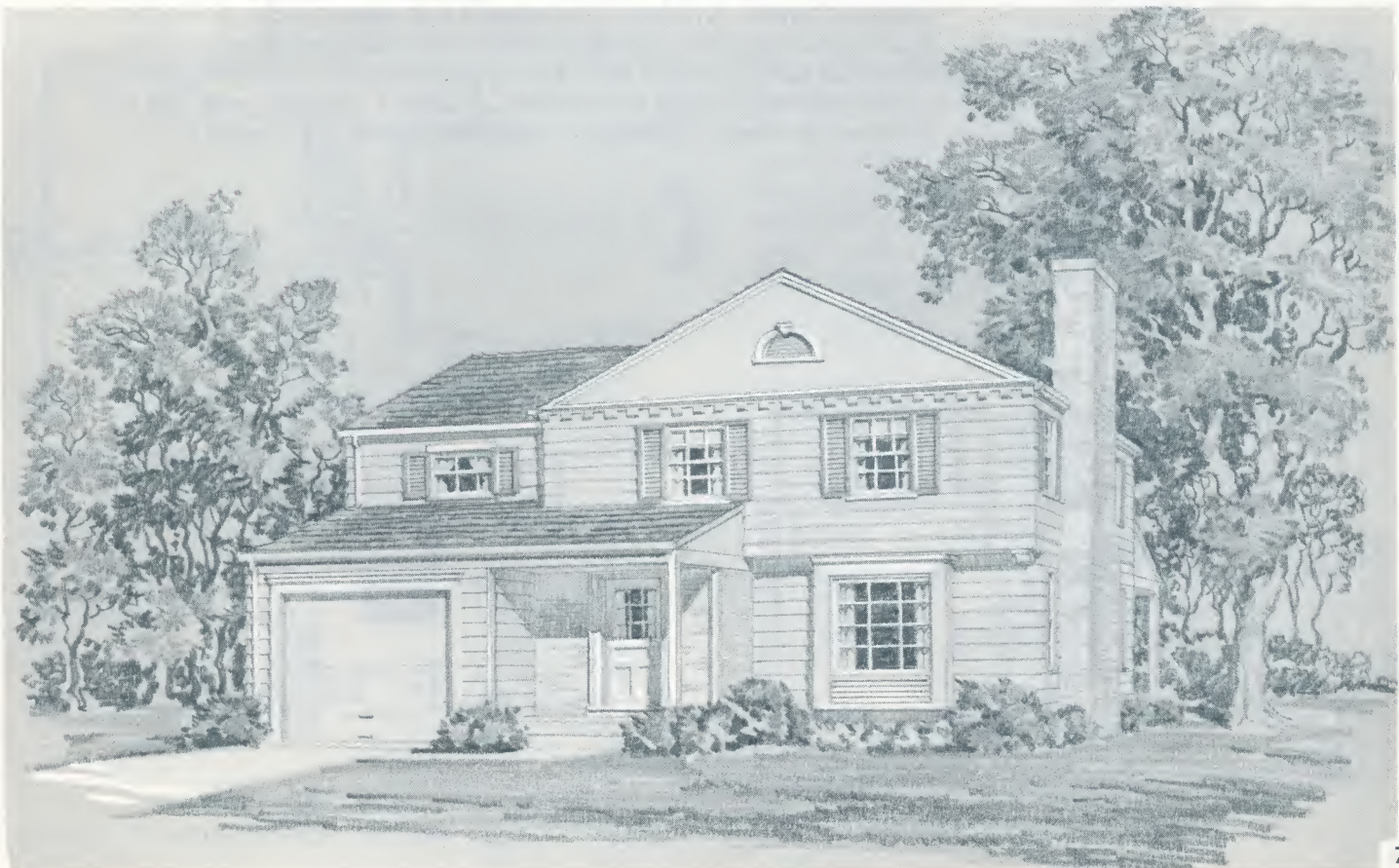
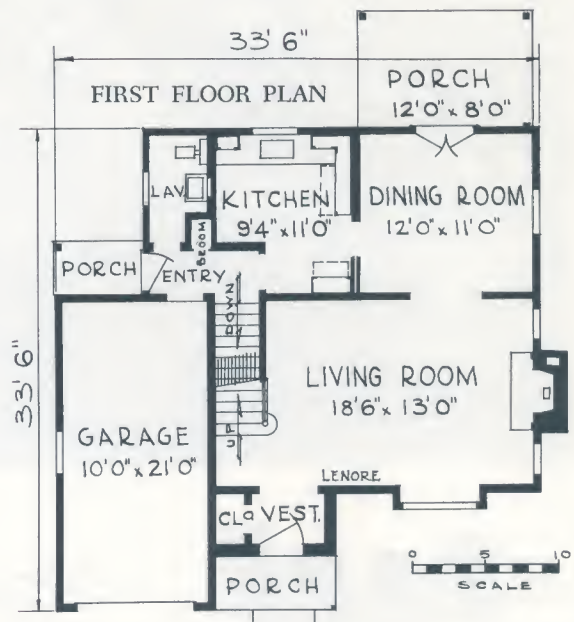
DATA

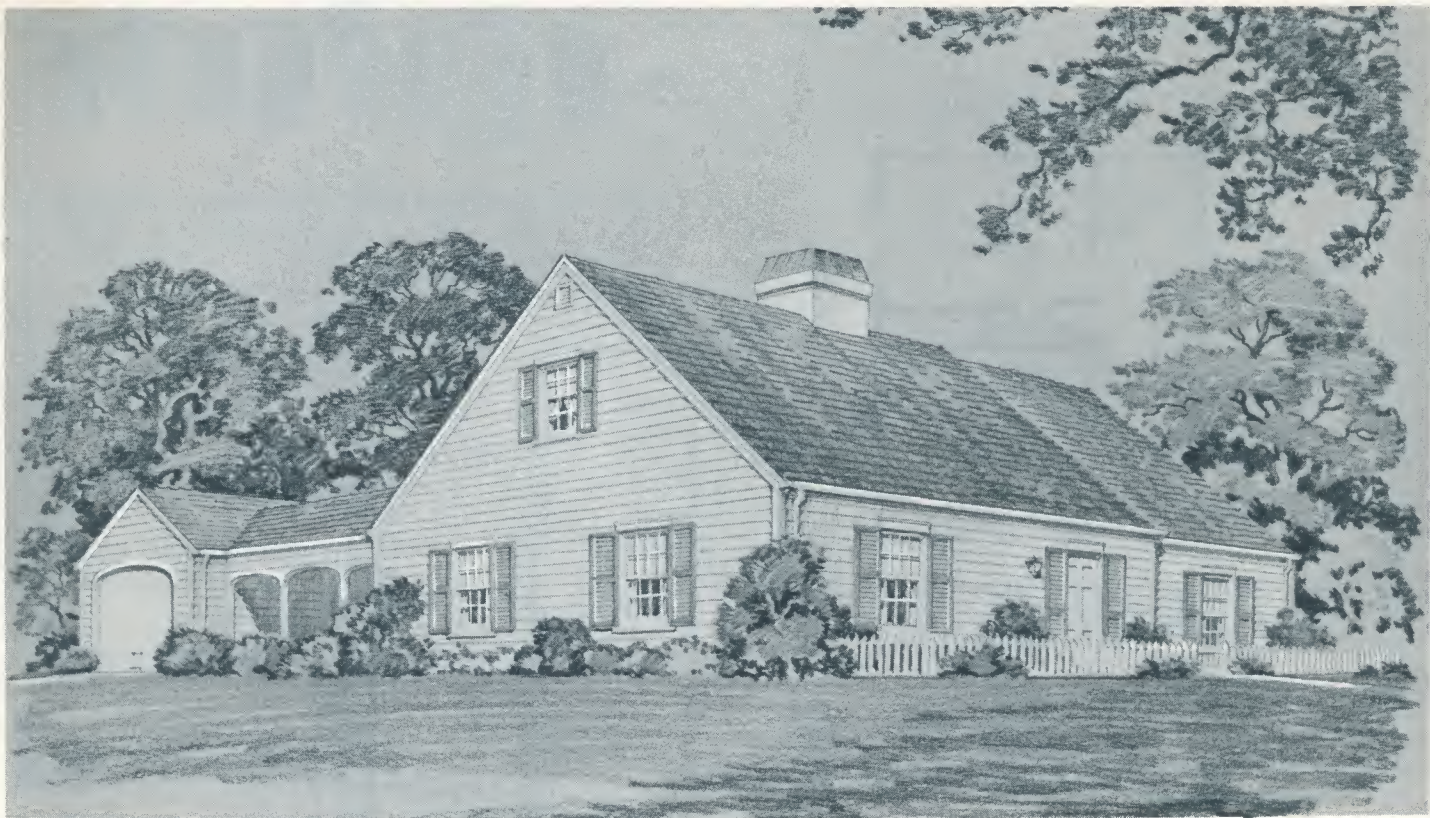
House & Garage
21,690 cu. ft.
Porches 615 cu. ft.
Living Area 1,552 sq. ft.
Garage 231 sq. ft.
Porches 117 sq. ft.

The second floor has three large bedrooms and bath, and there is a lavatory on the first floor off the rear entry. This entry provides access to the kitchen, basement, and garage, as well as the lavatory.

The front bedroom at the left side of the house over the garage is recessed or dropped two steps below the balance of the second floor.

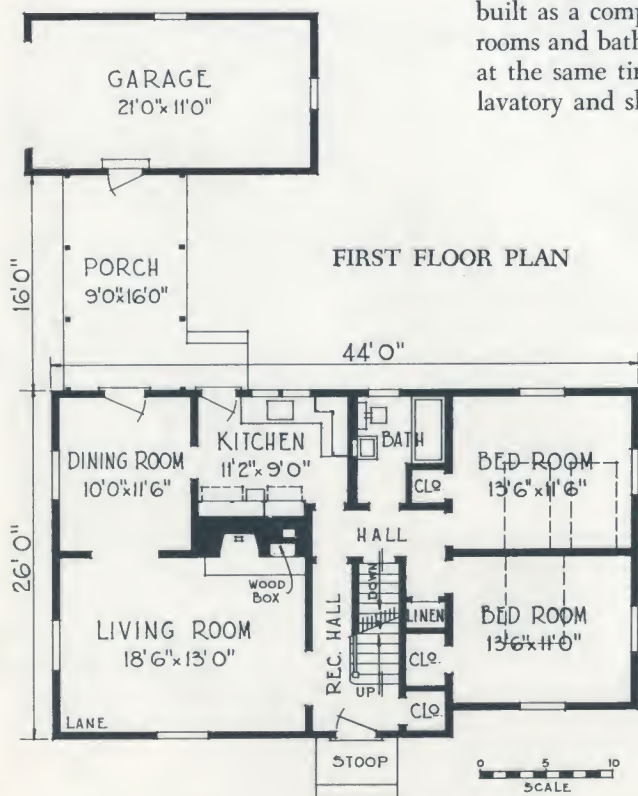
The practical floor plan provides for full dining room . . . a space for dining in the kitchen . . . and a large porch at the rear.



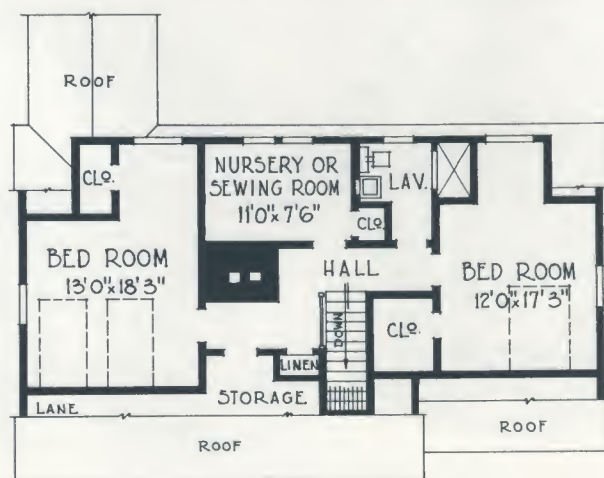


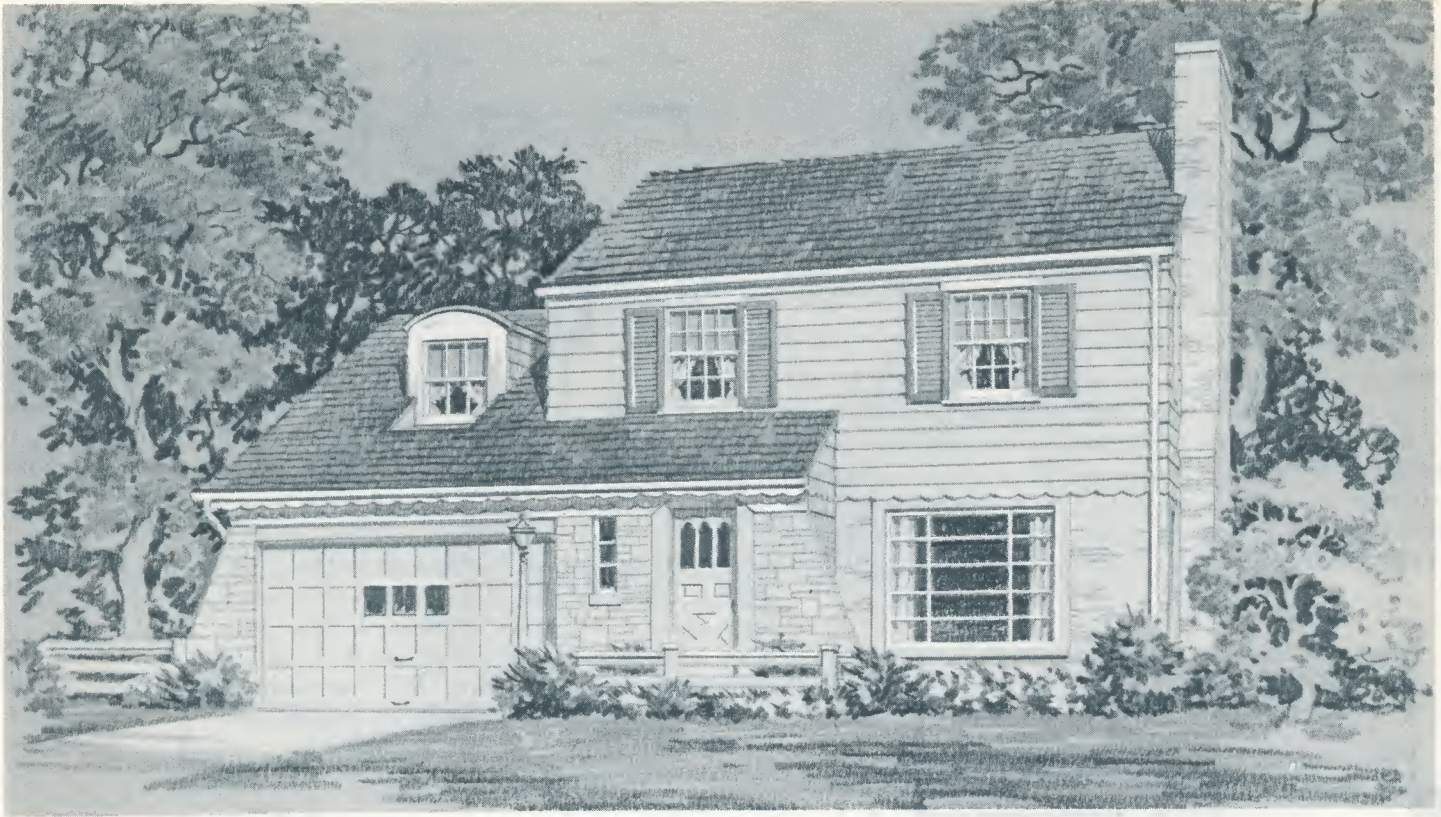
THE LANE

For those who have no wish to forsake traditional architecture and yet enjoy the rambling spaciousness of modern "spreading type" homes, The Lane is the answer. The house itself is of true Cape Cod architecture, yet it has an attractive, modern breezeway connecting it to a one-car garage. It may be built as a complete one-story home having five rooms, including two bedrooms and bath on the first floor. The second floor may be finished later or at the same time, adding two bedrooms, a nursery or sewing room and a lavatory and shower. This home is especially suitable for a corner lot.



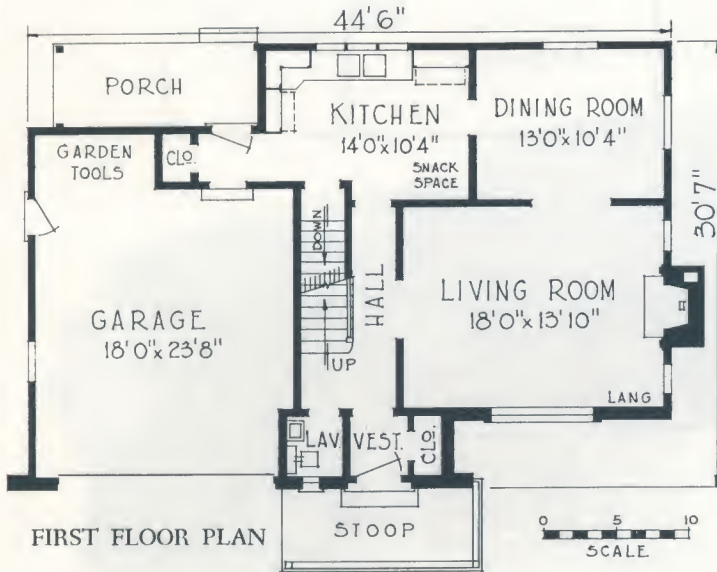
• DATA: House 24,930 cu. ft., Garage 3,560 cu. ft., Porch 864 cu. ft. Living Area (Both Floors) 1,910 sq. ft., Garage 264 sq. ft., Porch 144 sq. ft.





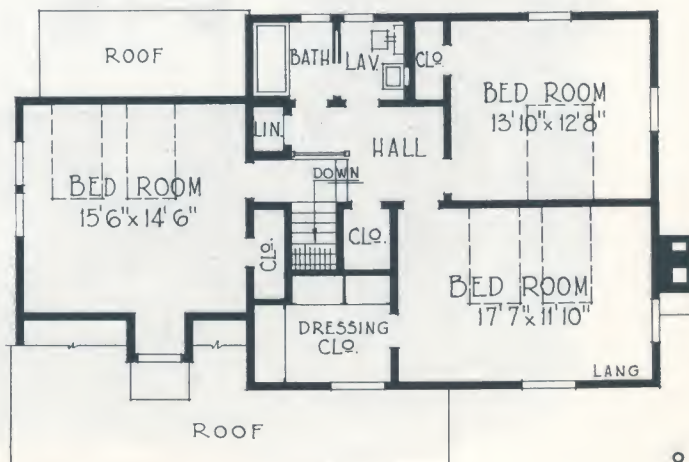
THE LANG

This modern Colonial home employs siding, brick and stone judiciously to attain a pleasing and unique exterior. The lower front wall of the main building is of brick, and the lower front wall of the garage and entrance is of stone. The rest of the exterior is of wood siding. The kitchen has a snack space, but the floor plan also shows a full dining room. The two-car garage has a space for garden tools. Note that the front bedroom has a large dressing closet with ample wardrobes and shelves built in. The first floor powder room is conveniently located just off of the vestibule and hall.



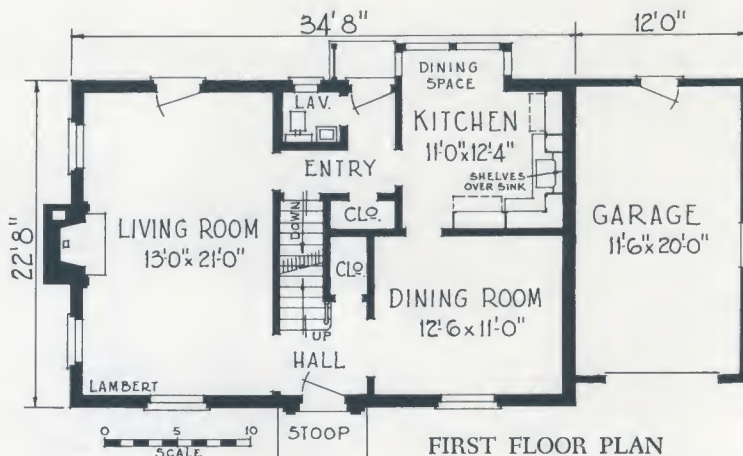
• DATA: House & Garage 29,030 cu. ft., Porch 385 cu. ft. Living Area 1,778 sq. ft., Garage 422 sq. ft., Porch 77 sq. ft.

SECOND FLOOR PLAN

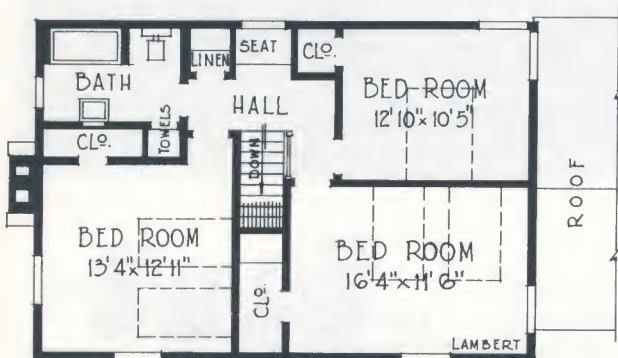


THE LAMBERT

This New England Colonial home has everything. There is a powder room on the first floor in the rear and, of course, it has the typical New England center entrance which makes all of the rooms easily accessible. The first floor exterior walls of the house are of brick construction. The second floor walls and the garage are of frame construction. The natural fireplace in the living room, the large dining



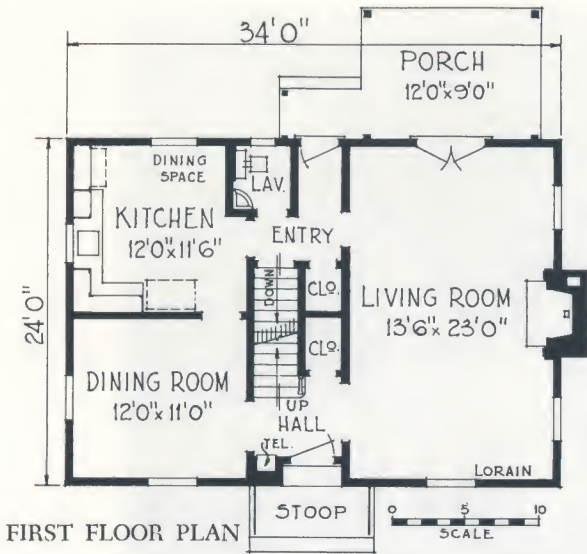
room and kitchen carry out Colonial tradition. The dining space in the bay off the kitchen is a modern feature that will be much appreciated. Two of the three large bedrooms on the second floor will accommodate twin beds. Note the abundance of closet space and the large bath with separate stall for the tub.



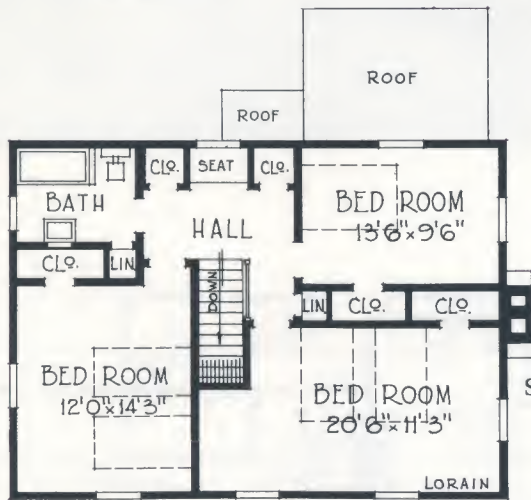
• DATA: House & Garage 25,350 cu. ft. Living Area 1,616 sq. ft., Garage 252 sq. ft.



THE LORAIN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

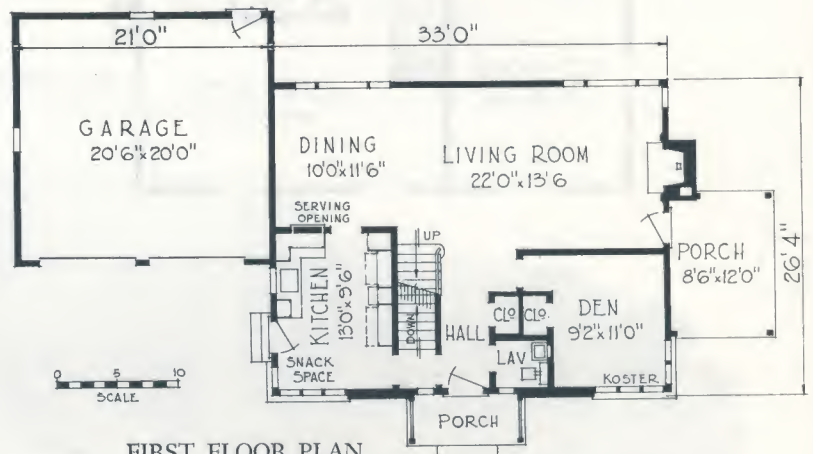
- DATA: House 22,225 cu. ft., Porch 662 cu. ft.
Living Area 1,651 sq. ft., Porch Area 127 sq. ft.





THE KOSTER

The exterior of this home is the garrison type with the overhanging front wall. Up to this point, it is of brick construction. Above, it is constructed of wall shingles. While the living and dining rooms are independent of each other, there is no partition between them, making one quite large living area. The plan provides for a two-car garage and sun deck at the left and an open porch at the right.



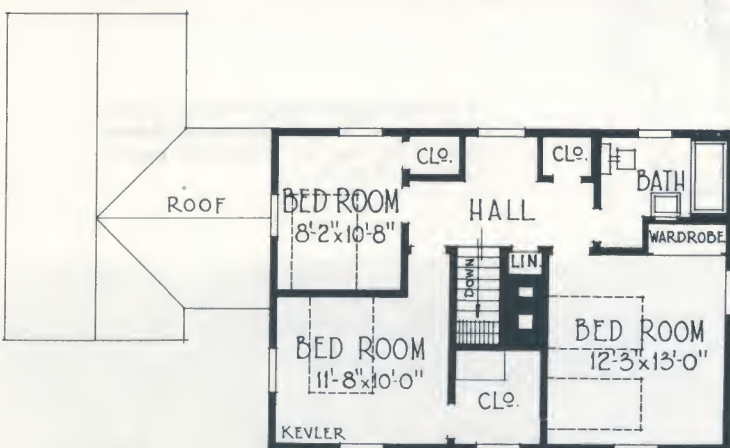
FIRST FLOOR PLAN



SECOND FLOOR PLAN

• DATA: House 24,290 cu. ft., Garage 4,410 cu. ft., Porches 740 cu. ft. Living Area 1,761 sq. ft., Garage 441 sq. ft., Porches 138 sq. ft.

You are invited to come in and see our complete library of home designs.

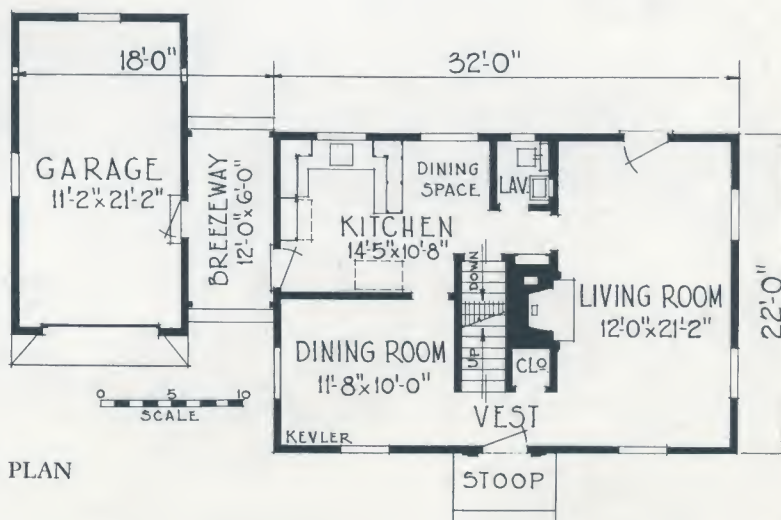


SECOND FLOOR PLAN

THE KEVLER

The rectangular plan of this New England Colonial home assures the utmost in home building construction for your dollar. The breezeway at the left extending to the garage creates the appearance of greater width and adds to the architectural beauty. There is a natural fireplace in the living room and a glazed door at the rear affords access to the garden or to a rear terrace or porch which may be added at a later date if desired. In addition to the ample dining room a dining space is provided in the model kitchen.

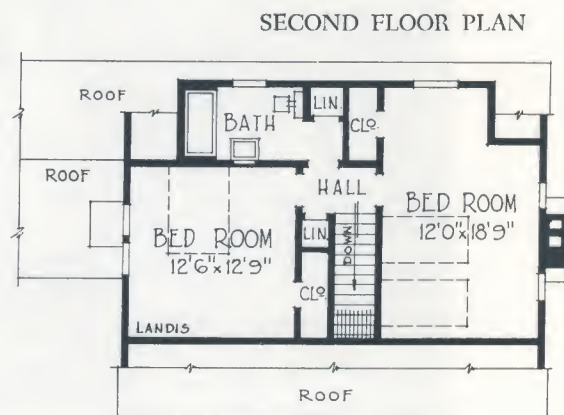
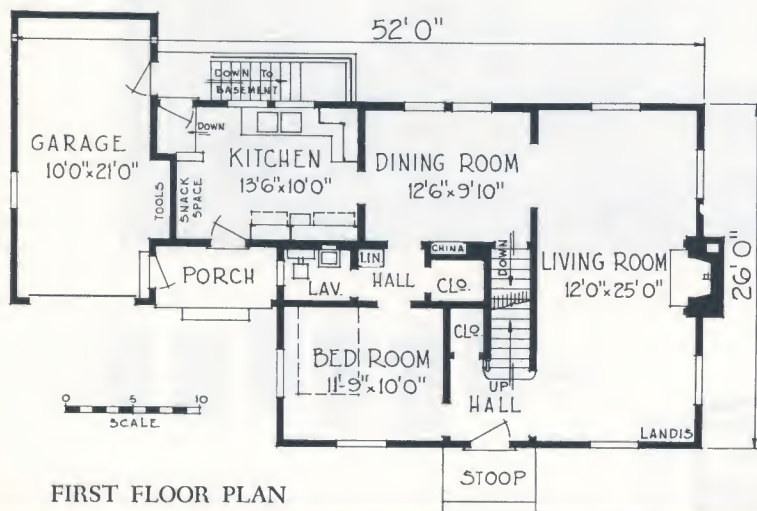
• DATA: House 18,304 cu. ft., Breezeway and garage 3000 cu. ft., Living area 1408 sq. ft., Breezeway 72 sq. ft., Garage 264 sq. ft.,



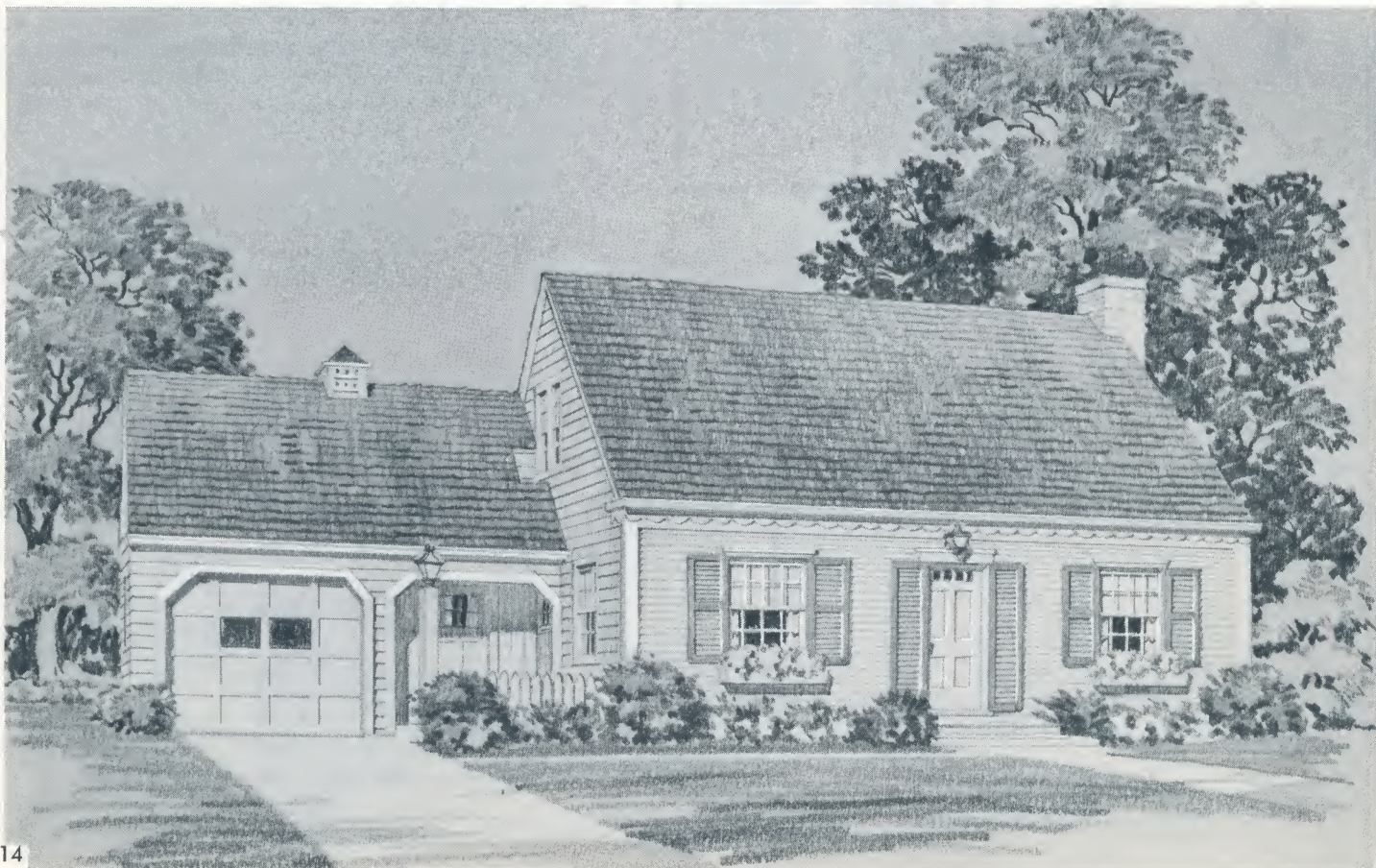
FIRST FLOOR PLAN

THE LANDIS

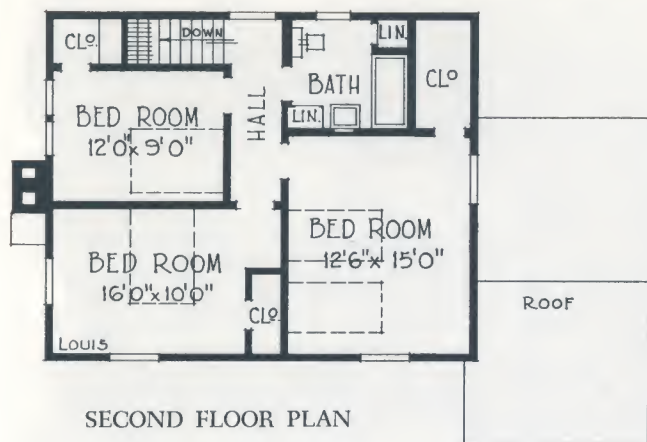
Both inside and outside, this home creates a feeling of spaciousness. Basically of Early American Colonial design, the attached garage and the porch leading to the front of the kitchen are in keeping with today's requirements. There is a powder room on the first floor which is conveniently located between the bedroom and the dining room, and a full bath is provided on the second floor. The kitchen has all-important through ventilation, and an area is set aside for a snack space. The full basement has an outside entrance. One of the two large bedrooms upstairs will easily accommodate twin beds. The large living room has a natural fireplace.



• DATA: House 21,115 cu. ft., Porch 220 cu. ft., Garage 3,515 cu. ft. Living Area 1,522 sq. ft., Porch 40 sq. ft., Garage 251 sq. ft.



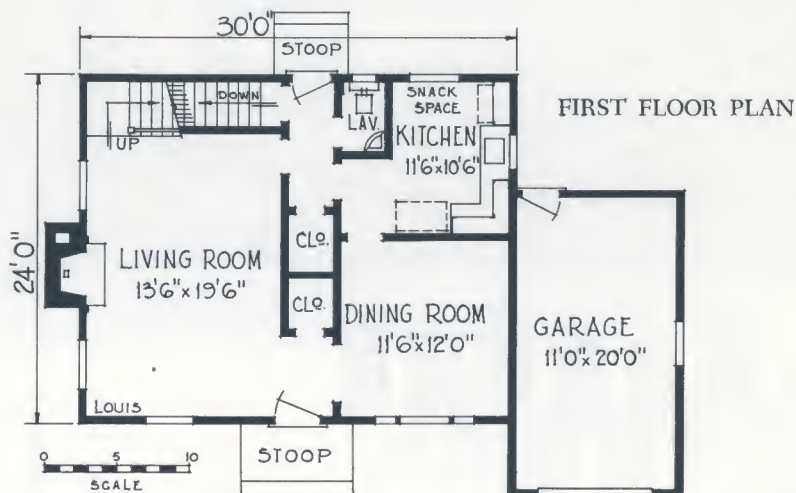
THE LOUIS



The New England Colonial exterior will never lose its charm. No modern convenience need be sacrificed, however, as the floor plan of this beautiful home bears out. It has a powder room off the rear hall on the first floor and has a full bathroom upstairs. The attached one-car garage is sufficiently roomy to provide for tool and miscellaneous storage. The over-all size of this house is small, but it has a large living room and the dining room is considerably larger than the average size which ordinarily is available in homes of this cubage.

• DATA: House 20,160 cu. ft., Garage 2,900 cu. ft. Living Area 1,440 sq. ft., Garage 242 sq. ft.

Many other home designs are available at our office. Come in and see them.

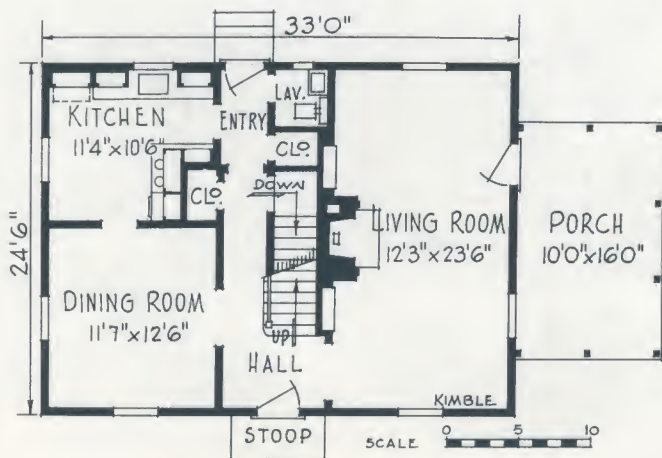




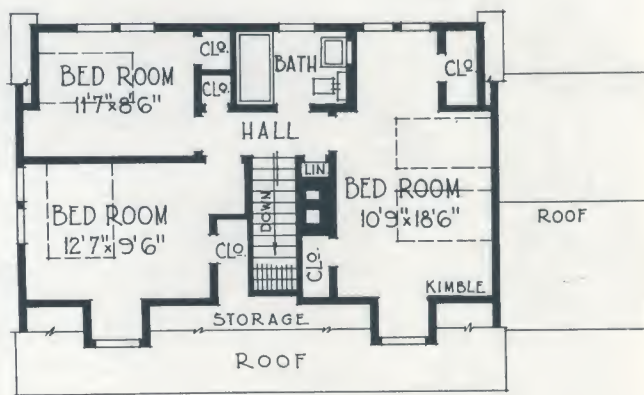
THE KIMBLE

Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you.

Basically, this home is of the ever-popular traditional Cape Cod architecture. The entrance leads into a center hall from which the staircase, two closets, and powder room are accessible. A snack space is provided for in the kitchen, in addition to the full dining room. The living room runs the full depth of the house and has a large natural fireplace. One of the three bedrooms on the second floor will accommodate twin beds and there is plenty of closet space. Note the large porch at the right.



FIRST FLOOR PLAN



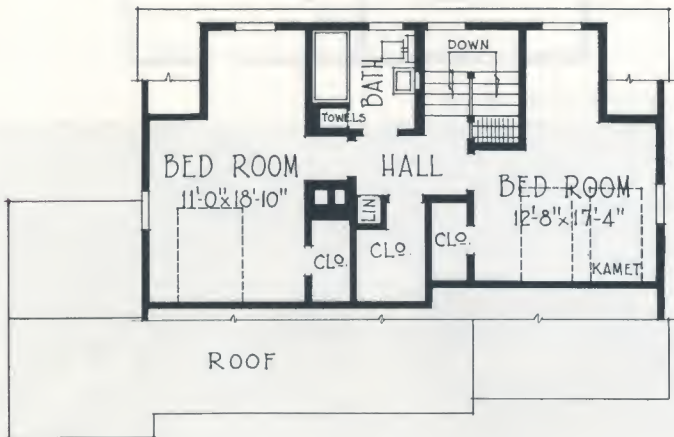
SECOND FLOOR PLAN

• DATA: House 19,800 cu. ft.,
Porch 1,200 cu. ft. Living Area
1,451 sq. ft., Porch 160 sq. ft.



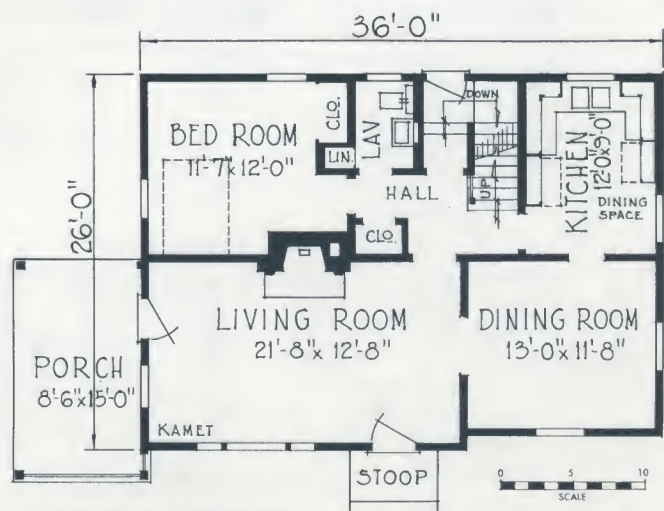
THE KAMET

Many modern modifications accentuate the charm of this Cape Cod home. The large living room has a picture window at the front with side windows for adequate ventilation and a French door as access to the porch. There is dining space in the kitchen in addition to a full dining room and a bedroom downstairs.



SECOND FLOOR PLAN

• DATA: House 22,128 cu. ft., Porch 768 cu. ft.,
Living area 1548 sq. ft., Porch 128 sq. ft.

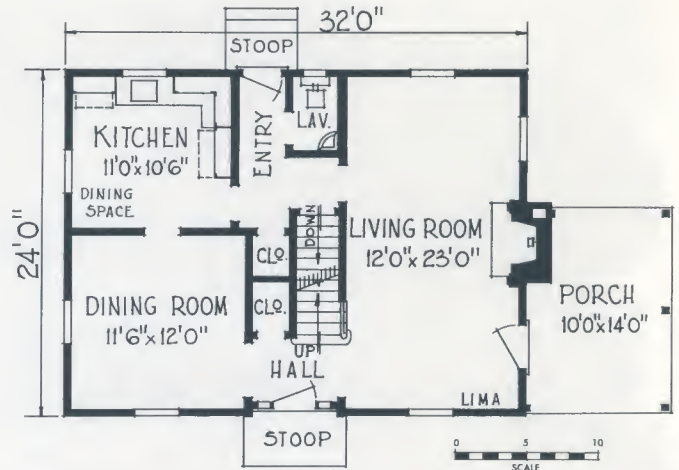


FIRST FLOOR PLAN

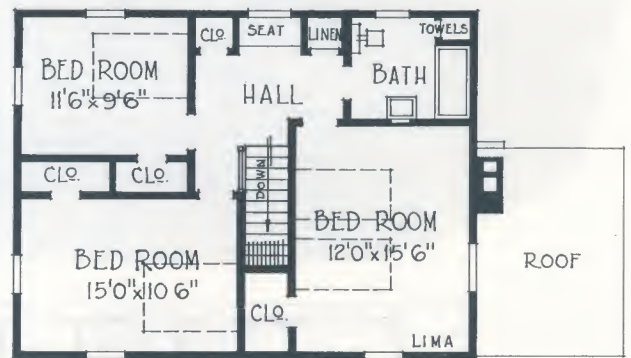
THE LIMA

The large porch at the right sets off the symmetrical exterior of this Colonial design. Narrow wood siding is used throughout in its frame construction. The first floor powder room is accessible from the kitchen or living room, or through the rear entry. The convenient "L" shaped arrangement of the kitchen allows for ample room for a dining space and, in addition, there is a full dining room. On the second floor are three bedrooms, one of which is sufficiently large for twin beds. The rectangular plan of this home insures the most for your investment dollar.

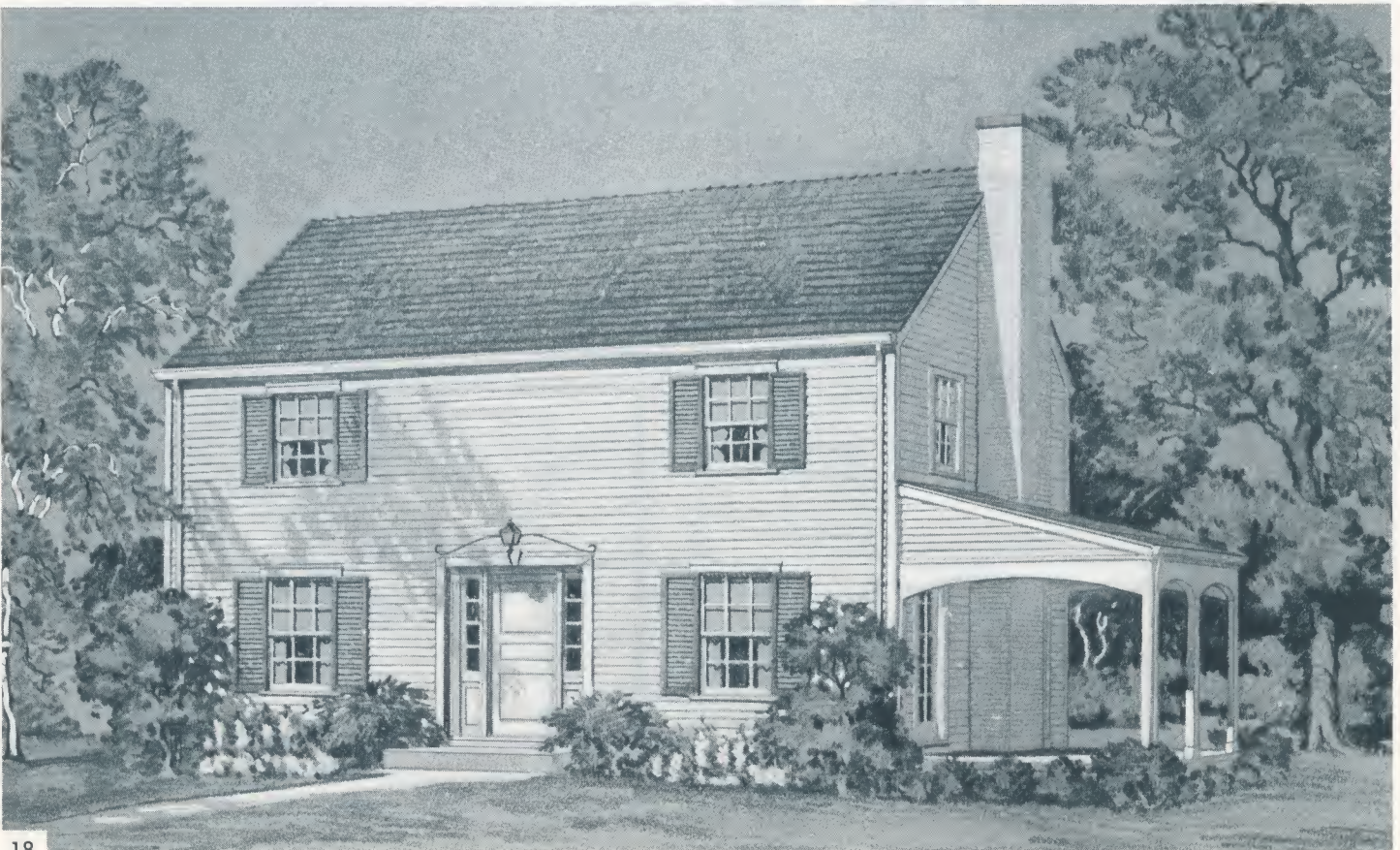
• DATA: House 20,990 cu ft., Porch 700 cu ft. Living Area 1,536 sq. ft., Porch Area 140 sq. ft.



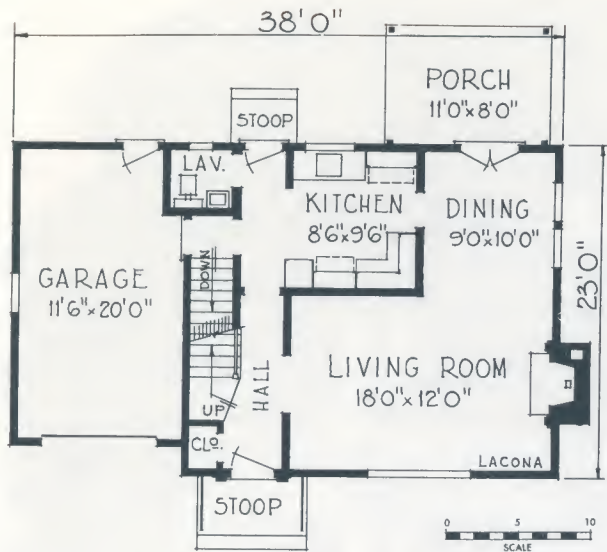
FIRST FLOOR PLAN



SECOND FLOOR PLAN

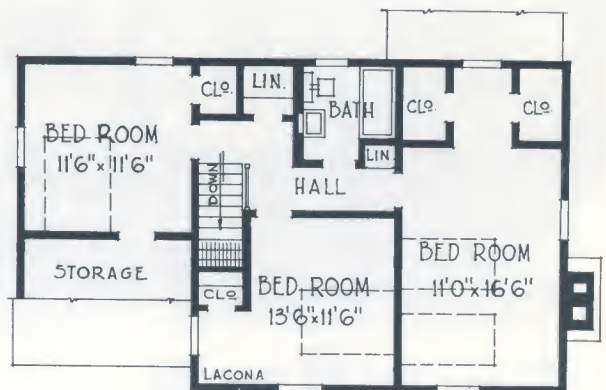


THE L A C O N A

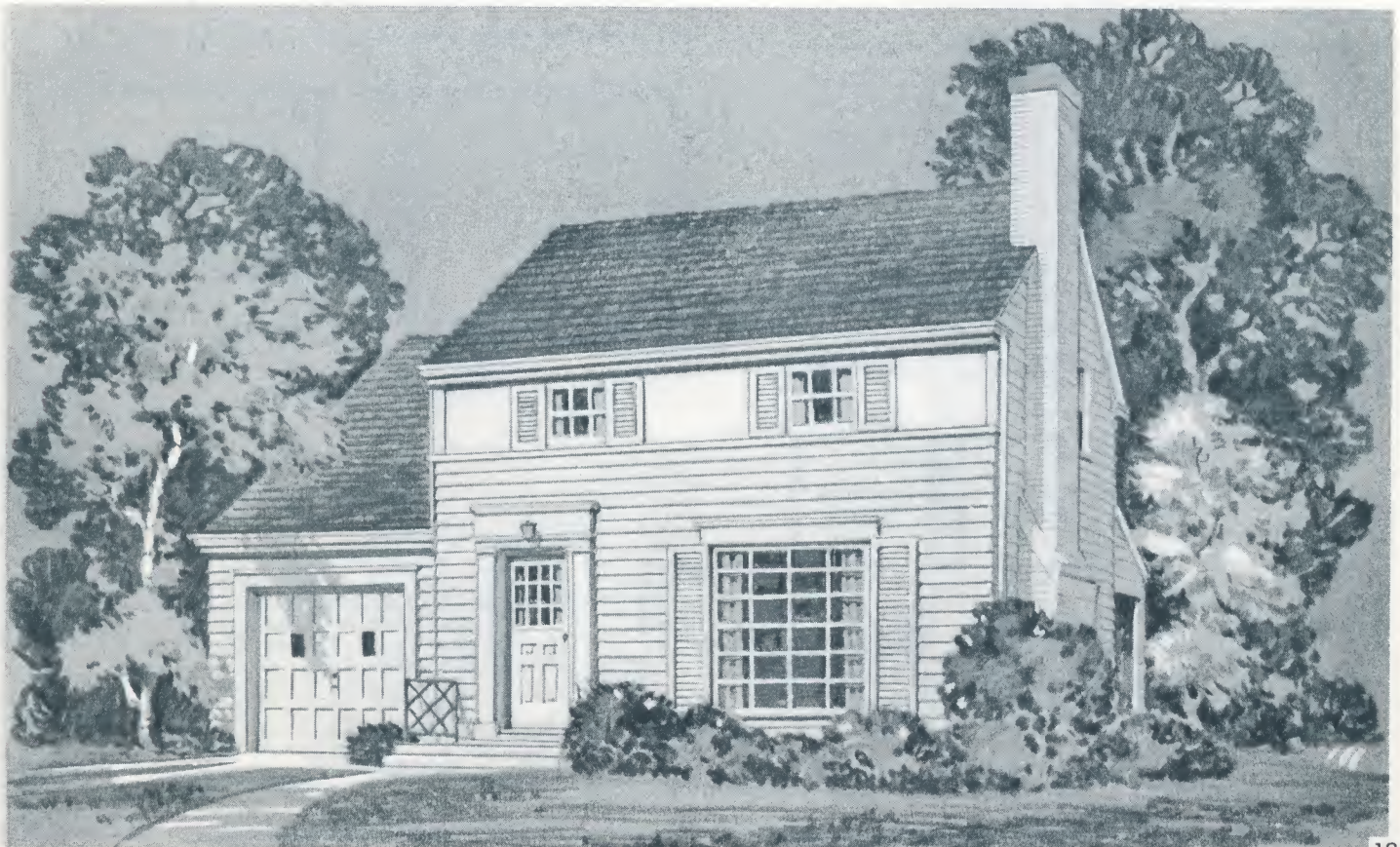


FIRST FLOOR PLAN

• DATA: House & Garage 20,440 cu. ft., Porch 440 cu. ft. Living Area 1,353 sq. ft., Garage 245 sq. ft., Porch 88 sq. ft.



SECOND FLOOR PLAN



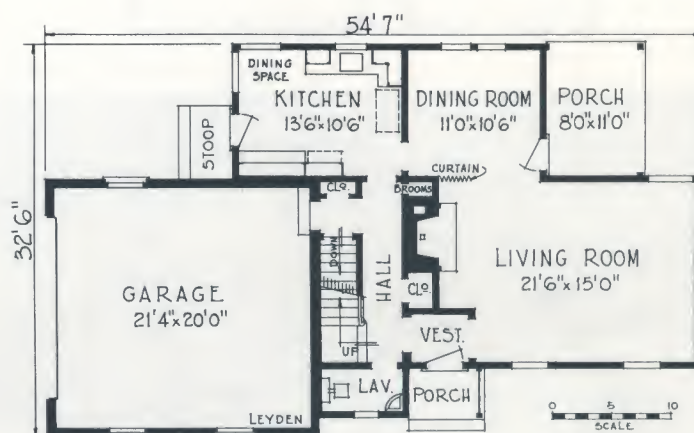


THE LEYDEN

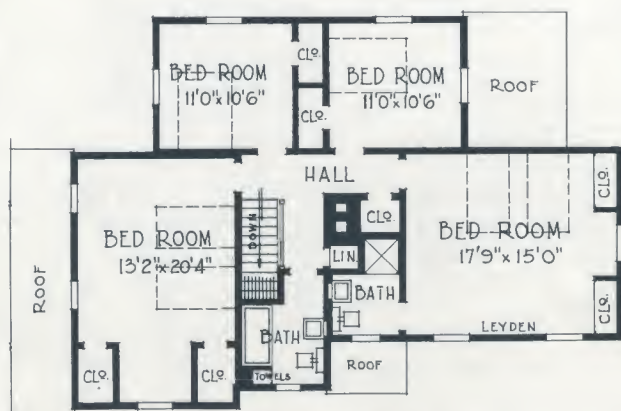
The spreading effect of this Colonial home is achieved in part by the large two car garage which is an integral section of the house design. The entire garage area is enclosed by brick walls. The second floor and end gable portion are of beveled siding, and the balance of the exterior is of wood shingles.

There is a convenient kitchen dining space as well as a full dining room which is separated from the living room by a folding curtain. The first floor powder room is accessible from the entry hall.

French doors lead from the dining room to the porch at the rear.

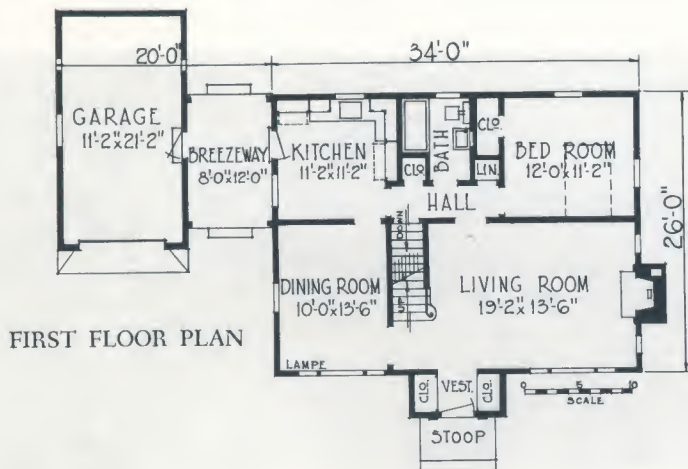
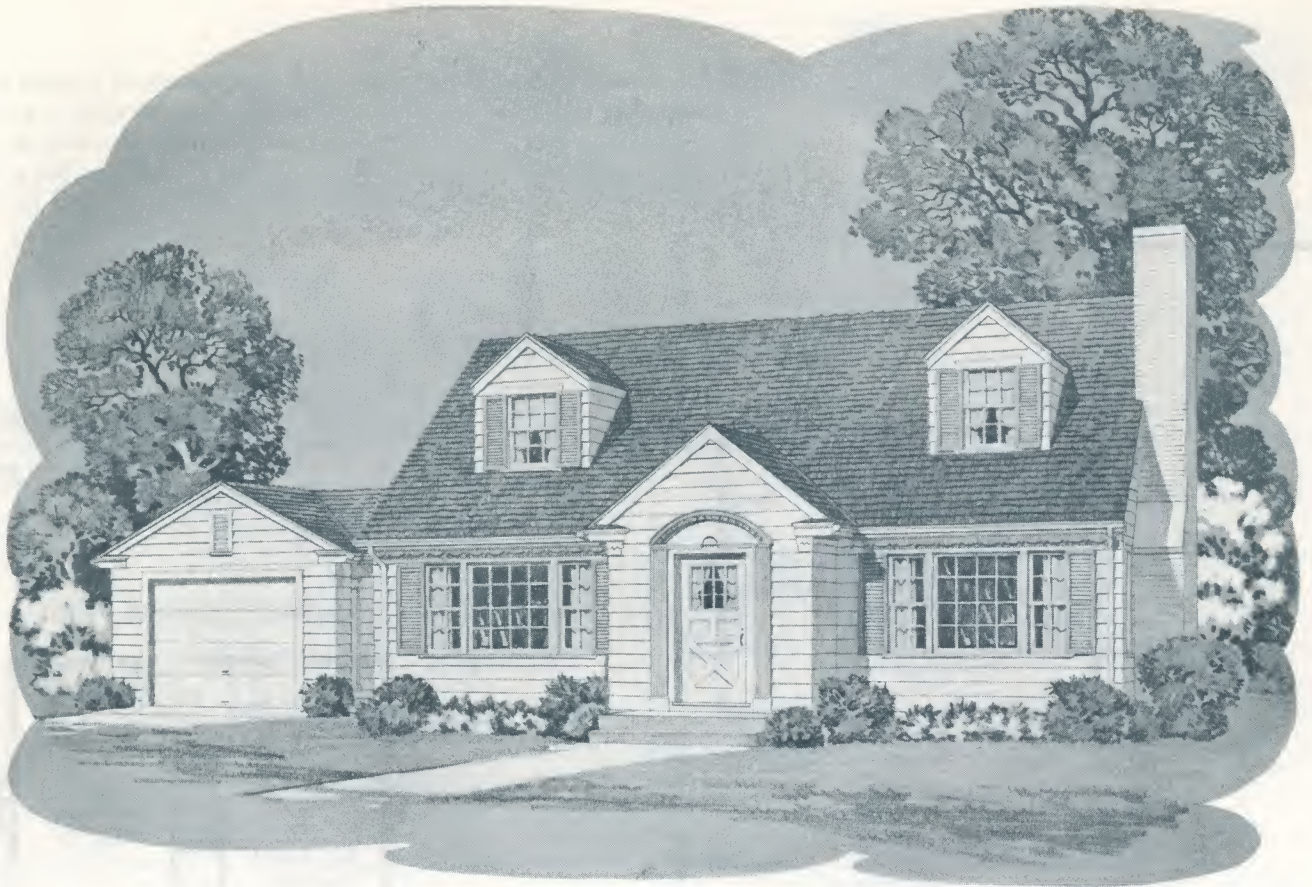


FIRST FLOOR PLAN



SECOND FLOOR PLAN

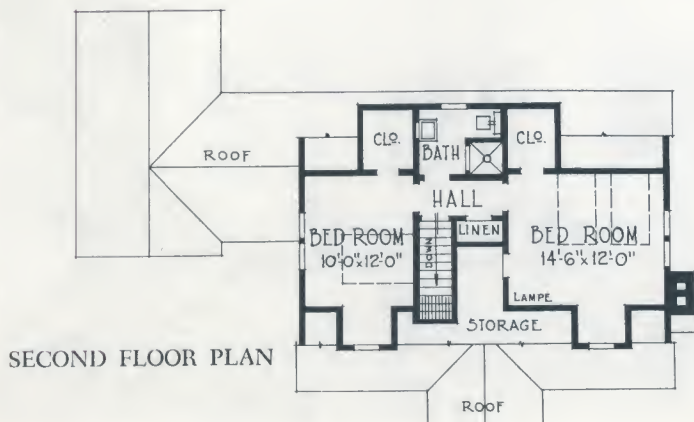
• DATA: House & Garage 29,910 cu. ft., Porches 580 cu. ft. Living Area 1,964 sq. ft., Garage 462 sq. ft., Porches 112 sq. ft.



THE LAMPE

Conventional and modern architecture are combined to produce this pleasant frame home. Large picture windows are important features of both the living room and the dining room. The living room also has a natural fireplace. In addition to the downstairs bedroom there are two upstairs, one of which will accommodate twin beds. Note the built-in linen closet both downstairs and up, the wardrobe in the vestibule, and abundance of closet space throughout.

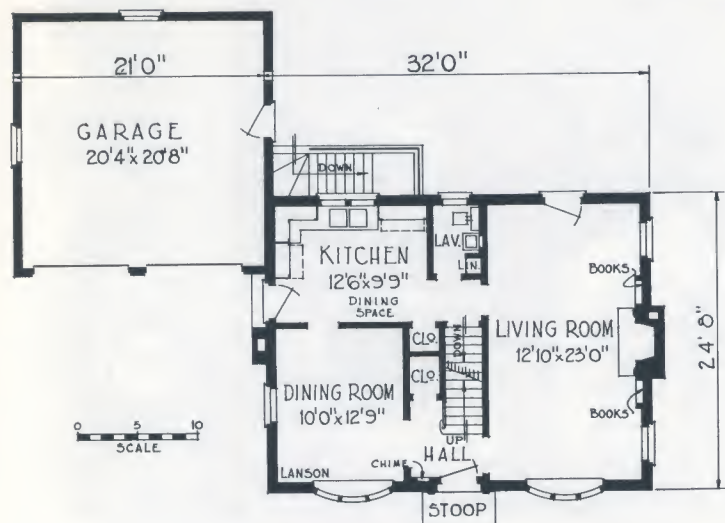
• DATA: One-story house 19,622 cu. ft., One and one-half story home 21,828 cu. ft., Breezeway and Garage 3744 cu. ft., Living area 1st floor 920 sq. ft., Living area of 2nd floor 601 sq. ft., Garage 264 sq. ft., Breezeway 96 sq. ft.,



THE LANSON

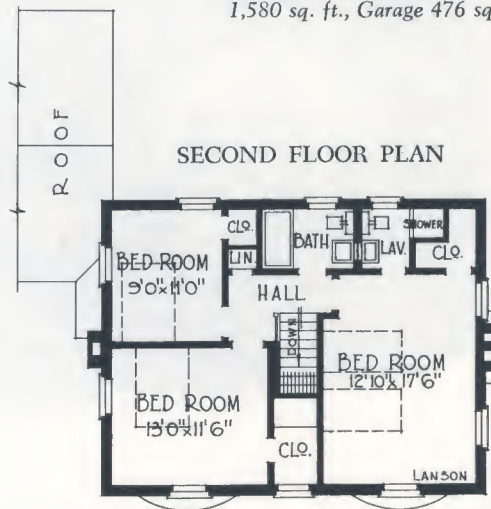
This is a truly Colonial brick home with its symmetrical exterior and the large bay windows. In addition to the dining room, there is a convenient dining space in the kitchen. A powder room is provided on the first floor, conveniently located at the rear. The second floor has a full bath, as well as a lavatory and shower stall, which is provided for the master bedroom.

• DATA: House 22,910 cu ft.,
Garage 5,235 cu. ft. Living Area
1,580 sq. ft., Garage 476 sq. ft.



FIRST FLOOR PLAN

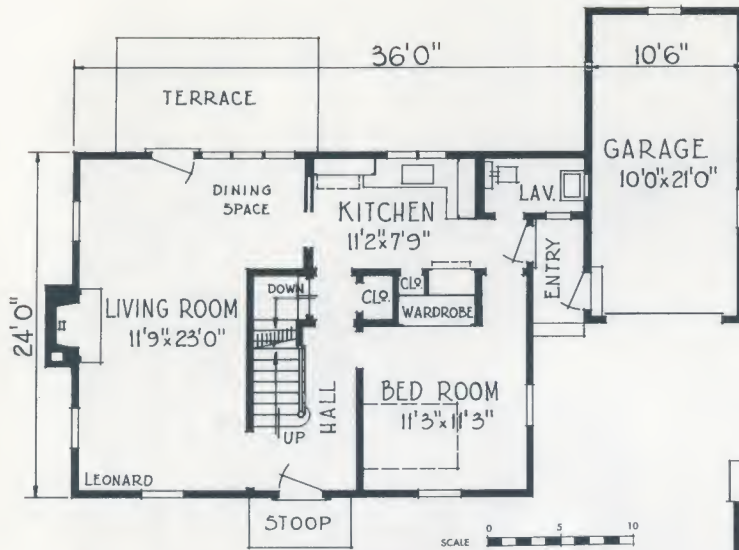
Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.



SECOND FLOOR PLAN

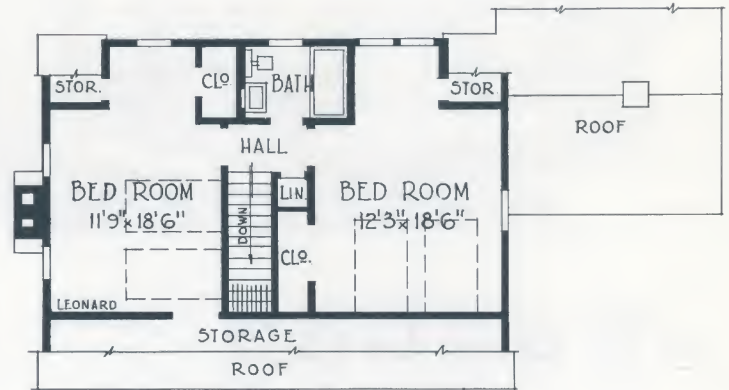


THE LEONARD

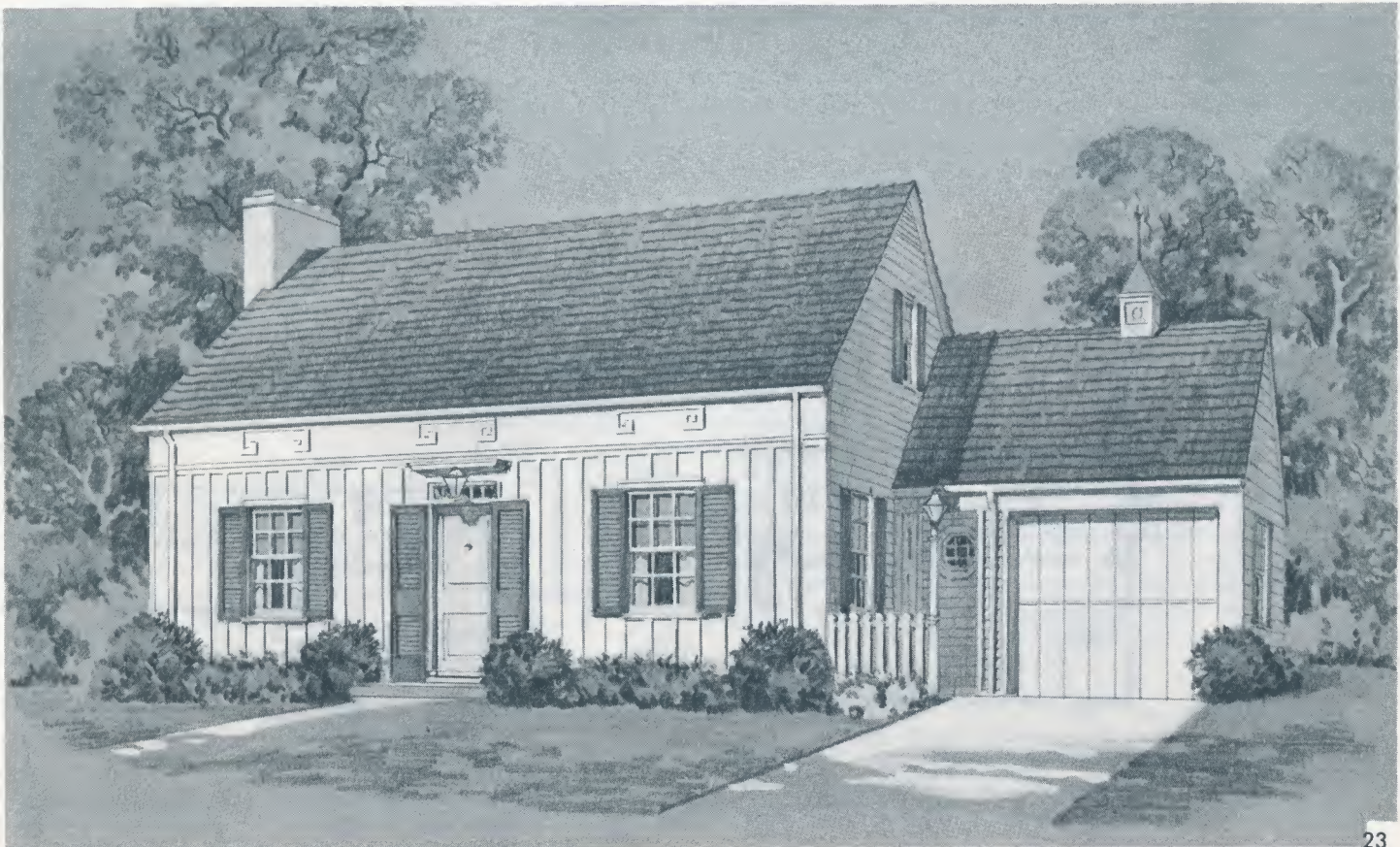


FIRST FLOOR PLAN

• DATA: House 19,450 cu. ft., Garage 2,660 cu. ft. Living Area 1,404 sq. ft., Garage 242 sq. ft.



SECOND FLOOR PLAN



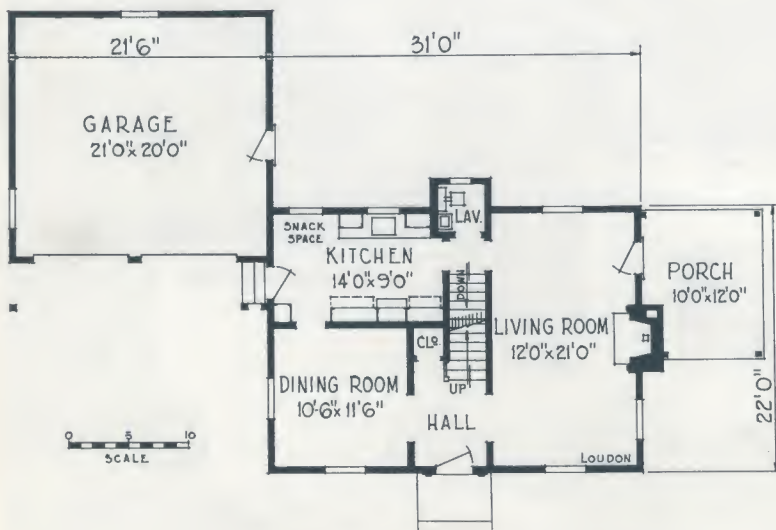


THE LOUDON

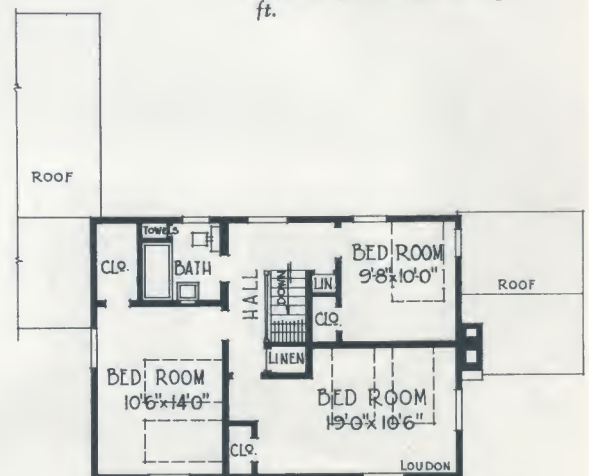
Blueprint plans are available for all homes illustrated in this book either as shown or in reverse position, if desired. Let us serve you now.

Even though the overall dimensions of this home are comparatively small, the practical rectangular plan of this home provides for large rooms. There is a full dining room, in addition to the convenient snack space in one corner of the large kitchen. There is also a first floor powder room accessible from the kitchen, living room, or basement.

- DATA: House 18,790 cu. ft., Garage 5,510 cu. ft., Porch 720 cu. ft. Living Area 1377 sq. ft., Garage 462 sq. ft., Porch 120 sq. ft.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

INDEX ... TO 23 HOMES IN ALPHABETICAL ORDER

● ALPHABETICAL INDEX

Name	Page	Name	Page
KAMET _____	17	LANSON _____	22
KEYLER _____	13	LENORE C _____	7
KIMBLE _____	16	LEONARD _____	23
KOSTER _____	12	LEROY _____	4 & 5
LACONA _____	19	LEYDEN _____	20
LAMBERT _____	10	LIMA _____	18
LAMPE _____	21	LISBON _____	2
LANDER _____	6	LORAIN _____	11
LANDIS _____	14	LOUDEN _____	24
LANE _____	8	LOUIS _____	15
LANG _____	9	LYONS _____	1
LANSFORD _____	3		

● INDEX by square feet of living area

Square Feet	See Pages
1100 to 1199	2____.
1200 to 1299	6____.
1300 to 1399	3____, 19____, 24____.
1400 to 1499	1____, 13____, 15____, 16____, 23____.
1500 to 1599	7____, 14____, 17____, 18____, 21____, 22____.
1600 to 1699	10____, 11____.
1700 to 1799	4 & 5____, 9____, 12____.
1900 and over	8____, 20____.

In 1½ and 2 story homes the square feet of living area is total for both floors.

● This detailed index is arranged to facilitate quick reference to the size and features of the home in which you are interested. Use it as a check list for your convenience.

2-STORY HOMES

See Pages 1____, 2____, 3____, 6____, 7____,
9____, 10____, 11____, 12____, 13____, 15____,
18____, 19____, 20____, 22____, 24____.

1½-STORY HOMES

See Pages 4 & 5____, 8____, 14____, 16____,
17____, 21____, 23____.

1-STORY HOMES providing future second floor expansion

See Pages 4 & 5____, 8____, 21____.

- Homes with 1-car garages,
See Pages 3____, 4____, 6____, 7____, 8____, 10____, 13____, 14____, 15____, 19____, 21____, 23____.
- Homes with 2-car garages,
See Pages 1____, 5____, 9____, 12____, 20____, 22____, 24____.
- Homes with 1½ baths,
See Pages 1____, 6____, 7____, 9____, 10____, 11____, 12____, 13____, 14____, 15____, 16____, 17____, 18____, 19____, 23____, 24____.
- Homes with 2 baths or more,
See Pages 4 & 5____, 8____, 20____, 21____, 22____.
- Homes with 2 bedrooms,
See Pages 5____, 8____.
- Homes with *3 bedrooms,
See Pages 1____, 2____, 3____, 4____, 6____, 7____, 9____, 10____, 11____, 13____, 14____, 15____, 16____, 17____, 18____, 19____, 21____, 22____, 23____, 24____.
- Homes with *4 or more bedrooms,
See Pages 5____, 8____, 12____, 20____.
- Homes with *bedroom on first floor,
See Pages 4 & 5____, 8____, 12____, 14____, 17____, 21____, 23____.

*Including multi-use room or den which can be used as a bedroom.

ACCURATE BLUEPRINT PLANS

A home must first be "constructed" on paper with every detail clearly defined, if the home builder would be assured of complete understanding and agreement among all concerned with the building of his home. In the interests of sound and better small home construction, each design in this book was engineered by architects and technicians experienced in specialized fields of home planning. All blueprint working drawings include the following: basement or foundation plan; floor plans; front, rear and side elevations; complete framing plans; wall sections and all necessary details.

REVERSED PLANS

Perhaps your home should face the opposite direction. Obviously, a plan designed for a lot facing east will not result in the best exposure when your lot fronts the west. Therefore, plans of homes as illustrated in this book are available either as shown or reversed, as may be required.

SPECIFICATIONS

are statements of particulars which tell you what you are going to receive in materials and workmanship. Blank specification forms and contract forms are included with blueprint plans.

See Us for Blueprint Plans and Other Information

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